O'BRIEN'S SUBDIVISION

THIS ABSTRACT MUST BE RETURNED TO

JAS. A. CLAYTON & CO.

(A CORPORATION)

SAN JOSE, CALIFORNIA.

ABSTRACT OF TITLE

TO PROPERTY OF

O'Brien Purchase

Jas. A. Clayton & Co.

Lots 5 - 6 O'Brien Pur.

LOTS 5 & 6,

O'BRIEN'S SUBDIVISION.

CITY OF SAN JOSE,

COUNTY OF SANTA CLARA,

STATE OF CALIFORNIA,

As Shown by the Records of Said County.

Dated JULY 20th *1906*

MADE AT THE REQUEST OF

J. A. Clayton & Co

San Jose Abstract Company,

INCORPORATED—APRIL 1891.

BANK OF SAN JOSE BUILDING,

SAN JOSE, CALIFORNIA.

San Jose Abstract Co.

41
32
15

Abstract of Title.

TO

All that certain parcel of land in the City of San Jose, County of Santa Clara, State of California bounded and described as follows:-

Beginning at a point in the Westerly line of Second Street distant Southerly 210.65 feet from the Southerly line of Martha Street andrunning thence Southerly along the Westerly line of Second Street 100 feet; thence at right angles Westerly 167.24 feet to the Easterly line of First Street; thence Northerly along said line of First Street 100.90 feet; thence Easterly and parallel to Southerly line of Martha street 180.60 feet to the point of beginning and being lots 5 and 6 of M. O'Brien's Subdivision of Block 65 of Reeds Addition in said City.

SUBSEQUENT TO NOVEMBER 10, 1860.

b

ABSTRACT

of the

PUEBLO TITLE

Derived under the Acts of the Legislature of the

STATE OF CALIFORNIA

through the

COMMISSIONERS OF THE FUNDED DEBT.

of the

CITY OF SAN JOSE

HISTORY

The Mayor and Common Council of the City of San Jose, claimants for lands described by boundaries granted July 22, 1778 by Felipe de Neve, Governor of the Province of Upper California, to the Pueblo of San Jose de Guadalupe.

Claim filed July 14th 1852 Confirmed by the Board of Land Commissioners February 5th 1856. Appeal taken August 6th 1857 Confirmed by the District Court November 26, 1859 Appeal on behalf of the U. S. Granted February 16th 1860 Decree of Final Confirmation entered in the U. S. District Court June 13th 1866.

REFERENCE TO STATUTES OF THE STATE OF CALIFORNIA.

Statutes of 1856. Chapter CXXXVI.

An Act to Authorize the Funding of the Debt of the City of San Jose, and to Provide for the Payment of the Same.

(Approved April 19, 1856)

Statutes of 1858, Chapter CCXXXIII.

An Act to Authorize the Funding of the Unfunded Debt of the City of San Jose and to Provide for the Payment of the Same.

(Approved April 21, 1858)

REFERENCE TO PROCEEDINGS OF THE BOARD OF TRUSTEES OF THE CITY OF SAN JOSE.

May 17, 1858. Resignation of Thomas Fallon accepted.

(Page 265)

June 10, 1858. Election of S. O. Houghton to fill vacancy created by resignation of Thomas Fallon.

(Page 266)

June 16, 1858. Bond of William Daniels, James C. Cobb and Sherman O. Houghton in the penal sum of $15,000 filed.

(This bond is not approved by any person or Court.)

Oath of office taken before J. R. Weller, J. P. (Of Milpitas Township) June 11, 1858.

August 2, 1858. The " Ordinance to carry into effect the Act c ncerning the Funding of the Unfunded Debt of the City of San Jose, approved April 21, 1858" was taken up, amended and adopted.

(Page 26 (

The City of San Jose,

By Peter O. Minor

President of the Board of Trustees

To

William Daniels,

James C. Cobb and

S. O. Houghton

Commissioners of the Funded Debt

of the City of San Jose.

D E E D

Dated August 4, 1858.

Cons. Premises.

Whereas, William Daniels, James C. Cobb and Sherman O. Houghton have duly qualified as Commissioners of the Funded Debt of the City of San Jose, in accordance with the requirements of an Act of the Legislature of the State of California, approved April 21, 1858, entitled, "An Act to Authorize, the Funding of the Unfunded debt of the City of San Jose and to provide for the payment of the same," and whereas the Board of Trustees of the City of San Jose, did on August 2, 1858, by an ordinance passed by them and duly approved August 2, 1858 authorize, empower and direct P. O. Minor, President of the Board of Trustees, to make, execute, acknowledge and deliver to said Commissioners, a deed of conveyance, conveyingto said Commissioners all the property, and right, titles and interest in property belonging to said City, together with lands and rights in lands or claims to the same, held or owned by the former Pueblo de San Jose de Guadalupe and all the Pueblo rights of said Pueblo, in trust for the payment of the debts of said City; and now, therefore I, Peter O. Minor, President of the Board of Trustees of the City of San Jose, in behalf of said City by virtue of the

SAN JOSE ABSTRACT COMPANY
SAN JOSE, CAL

authority conferred upon me by said ordinance, in consideration of the premises, grant, bargain, sell and convey unto William Daniels, James C. Cobb and S. O. Houghton, Comissioners of the Funded Debt of the City of San Jose, and to their successors in office, all those certain lands lying in the County of Santa Clara, State of California, to wit: All the property and rights, titles and interests in property belonging to said City, together with the lands and rights in lands or claims to the same held or owned by the former Pueblo de San Jose de Guadalupe and all the Pueblo Rights of said Pueblo, upon trust to sell and dispose of the same in such manner as they may deem the best interests of said City require, and apply all the moneys which shall be received by them from the sales of said lands to the payment of the Funded debt of the City of San Jose, after paying the necessary expenses of said Board of Commissioners.

Acknd. August 23,1858

Before John B. Hewson,

County Clerk of Santa Clara County.

Recorded September 4, 1858

Liber "L" of Deeds, page 672.

REFERENCE TO STATUTES OF THE STATE OF CALIFORNIA.

Statutes of 1859. Chapter XCII.

An Act supplementary to and amendatory of "An Act to Authorize the Funding of the Unfunded Debt of the City of San Jose and to provide for the payment of the same," approved April 21, 1858.

(Approved March 7, 1859)

REFERENCE TO PROCEEDINGS OF THE COMMON COUNCIL OF THE CITY OF SAN JOSE.

May 2, 1859. Resignation of William Daniels as one of the Board of Commissioners of the Funded Debt offered and accepted.

(Page 265)

May 9, 1859. Clerk instructed to present resignation of William Daniels and request him (Daniels) to direct it properly.

(Page 296)

May 14, 1859. William Daniels released from his bond as one of the Commissioners of the Funded Debt.

(Page 298)

June 6, 1859. Lawrence Archer elected to fill vacancy created by the resignation of William Daniels.

(page 300)

June 24, 1859. Bond of James C. Cobb, Sherman O. Houghton and Lawrence Archer in the penal sum of $15,000. (No endorsement or memorandum of filing)

Oath of office annexed, sworn to before Thomas Fallon, Mayor June 24, 1859.

February 3, 1861. " Resignation of Mr. Archer as a member of the Board of Fund Commissioners was accepted and Judge Daniels unanimously chosen to fill the vacancy."

(page 376)

February - - 1861 Bond of J. C. Cobb, S. O. Houghton and William Daniels. Oath of office taken by Daniels before R. B. Buckner, Mayor of the City of San Jose.

REFERENCE TO STATUTES OF THE STATE OF CALIFORNIA.

Statutes of 1862. Chapter CXXVI.

An Act supplementary to an Act entitled "An Act to authorize the Funding of the Unfunded Debt of the City of San Jose, and to provide for the payment of the same, approved April 21, 1858."

(Approved April 8, 1862)

Statutes of 1863. Chapter CXLII.

An Act to amend an Act entitled "An Act to authorize the Funding of the Unfunded Debt of the City of San Jose, and to provide for the payment of the same, approved April 21, 1858."

(Approved April 6, 1863)

REFERENCE TO PROCEEDINGS OF THE COMMON COUNCIL OF THE CITY OF SAN JOSE.

November 14, 1864 Resignation of S. O. Houghton, one of the Board of Commissioners of the Funded Debt of the City of San Jose Presented and laid over.

(Page 241)

November 15, 1864. Resignation of S. O. Houghton as one of the Board of Commissioners of the Funded Debt of the City of San Jose accepted. Ordinance passed and approved appointing Francis E. Spencer, a Commissioner of the Funded Debt of the City of San Jose.

(Page 242)

November 25, 1864. Bond of William Daniels, James C.

Cobb and Francis E. Spencer in the penal sum of $15,000. Oath of office (of all appended, sworn to before Jas. A. Clayton, County Clerk, Santa Clara County)

REFERENCE TO STATUTES OF THE STATE OF CALIFORNIA.

Statutes of 1866. Chapter XXIX.

An Act to Abolish the Board of Commissioners of the Funded Debt of the City of San Jose.

(Approved January 17, 1866)

Francis E. Spencer,
James C. Cobb and
William Daniels,
Commissioners of the Funded Debt
of the City of San Jose.

To

The Mayor and Common Council
of the City of San Jose, and
their successors in office.

D E E D

Dated January 26, 1866.

Cons: Authority Conferred
and $1.

Whereas all of the indebtedness of the City of San Jose which existed on the 21st day of April 1858 and all of the indebtedness of said City, which was authorized to be funded byvirtue of an Act approved April 21st 1858 has been fully paid; and whereas, the Legislature of the State of California passed "An act entitled an Act to Abolish the Board of Commissioners of the Funded Debt of the City of San Jose." Approved January 17th 1866, wherein it is expressly provided that said Commissioners or a majority thereof, are required to convey to the Mayor and Common Council of the City of San Jose, on the application of the Mayor thereof, all the property and rights, titles and interest in property belonging to said Commissioners, together with lands and rights in lands, or claims to the same, held or owned by the former Pueblo de San Jose and whereas, the said Mayor of the City of San Jose, did January 25th 1866 make a demand on said Board of Commissioners of the Funded Debt requiring said Board to make, execute and deliver a proper deed of conveyance from said Board to said "Mayor and Common Council" of all the pro-

perty, rights, titles and interests in property belonging to said Commissioners which remained in their hands unsold on the 17th day of January A. D. 1866.

Now, Therefore, do grant, bargain, sell and convey unto the "Mayor and Common Council of the City of San Jose," and their successors in office, in trust for the use and benefit of said City and the Citizens thereof, all those certain lands lying in the County of Santa Clara, State of California, to wit: All the property belonging to said Commissioners as such rights, titles and interests in all the lands and claims to any and all the lands held or owned by the former Pueblo de San jose de Guadalupe, meaning thereby all right, title, claim and interest in the property and lands aforesaid acquired by said Board of Commissioners by a certain Deed of conveyance to said Board made and executed by P. O. Minor as President of the Board of Trustees of the City of San Jose, dated on the 4th day of August A. D. 1858, and recorded in Book L of Deeds, page 672 etc. in the office of the Recorder of the County of Santa Clara, excepting from this conveyance however, all such lands as may have been heretofore sold to private persons by said Commissioners.

Acknd. February 3, 1866

Before Charles G. Thomas, N. P.

Recorded February 6, 1866.

Liber "U" of Deeds, page 589.

REFERENCE TO STATUTES OF THE STATE OF CALIFORNIA.

An Act to re-incorporate the City of San Jose.

(Approved March 17, 1866)

The United States of America

TO

The Mayor and Common Council
of the City of San Jose
their successors and assigns

PATENT

Dated June 4,1884.

Do give and grant unto the said Mayor and Common Council of the City of San Jose, their successors and assigns the tract of land embraced and described in the foregoing Survey (embracing within its exterior boundaries the City of San Jose)

TO HAVE AND TO HOLD,&c.,

(Signed) By the President,
Chester A.Arthur,
By Wm.H.Crook, Secretary.

Recorded Vol.12,Page 341 to 426 inclusive.

S.W.Clark, Recorder of the General Land Office.

Recorded July 11,1884.

Liber D of Patents, Page 12.

Sherman O. Houghton
James C. Cobb and
Lawrence Archer
as the Board of Commissioners of the
Funded Debt of the City of San Jose

— TO —

B. D. Bigelow

DEED

Dated November 10, 1860.

Cons: $7.25.

Do remise, release and quit claim unto the said party of the second part and to his heirs and assigns forever, all the right, title and interest of the said parties of the first part as said Board of Commissioners acquired by them by through or under a certain deed of conveyance from the City of San Jose bearing date August 4, 1858 and recorded in the office of the County Recorder of the said Santa Clara County on pages 672 and 673 in Book L of Deeds in and to all that parcel of land in the City of San Jose, County of Santa Clara, State of California and being a part of what is known as Reeds Addition to the City of San Jose bounded as follows:

Commencing at the South East corner of Martha and Third Streets at the North West corner of Block No. 53 in said Addition and running thence along the South side of Martha Street to the North line of First Street; thence along said street 6.25 chs. to the corner of Leddy's land; thence parallel to the firstnamed line to the North line of Third Street at the corner of the land _ Joseph Brown; thence along the North line of Third Street 6.24 chs. to the place of beginning. Containing 6 acres of land, reserving and excepting from the effect and operation of this conveyance all streets or parts of streets laid down on said Map of said addition

which are included in the above tract.

Acknd. December 3, 1860

Before Peter O. Minor, N. P.

Recorded December 10, 1860

Book N Deeds, page 665.

Benjamin D. Bigelow

— To —

A. W. Peck

M O R T G A G E

Dated December 4, 1860

To secure the payment of $800.

Mortgages premises (same as in Liber N of Deeds, page 665 Commissioners of Funded Debt to Bigelow)

Recorded April 8, 1861

Book O Deeds, page 178

Satisfied in full on the margin of the record December 4, 1860 by A. W. Peck and duly attested by County Recorder.

Benjamin D. Bigelow

(sgd. B. D. Bigelow)

— TO —

Chapman yates

DEED

Dated September 2, 1861

Cons: $2300.

Grant, remise, release and forever quit claim unto the said party of the second part and to his heirs and assigns forever, all the right, title, interest, estate, claim property or demand of the said party of the first part of, in or to all that lot, piece or parcel of land in the Southern part of the City of San Jose and being a portion of what is known as Reeds Addition to the City of San Jose and bounded and described as follows, to wit:-

Commencing at the South Easterly corner of Martha and Third Streets at the North West corner of Block No. 53 in said Reeds Addition and running thence along the South side of MarthaStreet to the North line of First Street as last surveyed December 31, 1859 by Charles T. Healey by order of theCommon Council of the City of San Jose; thence along said First Street 6.25 chs. to the corner of land occupied by the Leddy's thence on a line parallel to the first named line to the North line of Third Street aforesaid to the corner of land now or late the property of Quinby; thence along the North side of Third Street 6.24 chs. to the place of beginning containing 6 acres of land be the said several dimensions more or less being the same property described in a certain conveyance from the Trustees of the San Jose Land Company to the said party of the first part dated on the 14th day of January A. D. 1860 and recorded in Book "N" of Deeds page 666

B. D. Bigelow (no seal)

SAN JOSE ABSTRACT COMPANY
SAN JOSE, CAL.

(over)

Acknd. (By Benjamin D. Bigelow) September 2, 1861

Before Thos. Bodley, N. P.

Recorded January 2, 1862

Book P Deeds, page 93.

Chapman Yates and

Harriet Yates, his wife

To

Dan Hadley

DEED

Dated December 30, 1861

Cons: $2500.

Do remise, release and quit claim unto the said party of the second part and to his heirs and assigns forever, all that certain parcel of land in the City of San Jose, County of Santa Clara, State of California bounded and described as follows, to wit:-

Commencing at the South Easterly corner of Martha and Third Streets at the North West corner of Block No. 53 in said Reed Addition and running thence along the South side of Martha Street to the North line of First Street as last surveyed December 31, 1859 by Chas. T. Healey by order of the Common Council of the city of San Jose; thence along said First Street 6.25 chs. to the corner of land occupied by the Leddy's thence on a line parallel to the first mentioned line to the North line of Third Street aforesaid to the corner of land now owned by Joseph Brown thence along the North side of Third Street 6.24 chs. to the place of beginning. Containing 6 acres of land be the said several dimensions more or less.

Acknd. December 31, 1861

Before Thos. Bodley, N. P.

Recorded January 2, 1862

Book P Deeds, page 95.

Dan Hadley

To

Maurice O'Brien

DEED

Dated February 20, 1877

Cons: $7000.

Grant, bargain, sell, convey and confirm unto the said party of the second part and to his heirs and assigns forever all that certain parcel of land in the City of San Jose, County of Santa Clara, State of California bounded and described as follows, to wit:-

Commencing at the South Easterly corner of Martha and Third streets at the North West corner of Block No. 58 in said Reeds Addition and running thence along the South side of Martha Street to the North line of First Street as last surveyed December 31, 1859 by Charles T. Healey by order of the Common Council of the City of San Jose; thence along said First Street 6.25 chs. to the corner of land occupied by the Leddys thence on a line parallel to the first mentioned line to the North line of Third Street aforesaid to the corner of land now occupied by Joseph Brown; thence along the North line of Third Street 6.24 chs. to the place of beginning. Containing 6 acres more or less.

Acknd. February 20, 1877

Before J. E. Brown, N. P.

Recorded February 20, 1877

Book 44 Deeds, page 366.

Maurice O'Brien

To

Dan Hadley

MORTGAGE

Dated February 20, 1877

To secure the payment of $2000.

Mortgages premises (same as in Liber 44 of Deeds, page 366 Hadley to O'Brien)

Recorded February 20, 1877

Book24 Mortgages, page 351.

Satisfied in full on the margin of the record September 6, 1878 by Dan Hadley and duly attested by County Recorder.

Maurice O'Brien

— To —

Mrs. L. S. Campbell

MORTGAGE

Dated October 23, 1879

To secure the payment of the sum of $3200.00. interest &c.

Conveys the property under search.

Recorded October 23, 1879

Liber 36 Mortgages, page 24.

Satisfied in full January 24, 1882 on the margin of the Record.

Mrs. L. S. Campbell

Attest: County Recorder.

The City of San Jose brought suit against Maurice O'Brien and others to condemn for the use of City of San Jose as and for a public street and as and for the extension of Second Street, from the Southerly line of Martha Street certain lands. Afterwards on October 12, 1880 a decree was entered in favor of Plaintiff certain tract of land a portion of said lands described in said Complaint as being in possession of Maurice O'Brien and described as follows, to wit:-

Beginning at the point of intersection of the South line of Martha Street with the line of prolongation Southerly of the West line of Second Street as now open and in the possession of the City of San Jose North of Martha Street said point of beginning, being 209 27/100 feet distant Easterly from the intersection of the Easterly line of First Street with said South line of Martha Street; thence running on the said line of porlongation Southerly of the West line of Second Street through lands of Maurice O'Brien S. 30° 15' E. 410 5/10 feet thence along lands of D. A. and James Leddy N. 60° 10' E. 80 02/100 feet; thence through lands of said O' Brien N. 30° 15' N. 411 1/10 and thence along the said South line of Martha Street S. 59° 45' W. 80 feet to the place of beginning. Containing 0 754/1000 acres of land and is located in said City of San Jose, County of Santa Clara, State ofCalifornia.

Certified copy of Decree,

Recorded December 10, 1880

Liber I Miscellaneous page 176

Proceedings of the above case have been omitted by request.

Maurice O'Brien

To

D. E. Hanks

F. W. Tennant

and H. C. Ahlers

DEED

Dated September 10, 1887

Cons: $10,000.00.

Does grant, bargain and sell, convey and confirm unto the second parties and to their heirs and assigns forever, all that lot of land situate in the City of San Jose, County of Santa Clara State of California and described as follows:

Beginning at the point of intersection of the Easterly line of First Street with the Southerly line of Martha Street and running thence Southerly and along said Easterly line of First Street 413 25/100 feet to the Northerly line of land of the Estate of Leddy; thence Easterly and along said Northerly line of said Leddy Tract 153.80 feet to the Westerly line of Second Street; thence Northerly and along said Westerly line of Second Street 410 65/100 feet to said Southerly line of Martha Street and thence Westerly and along said line of Martha Street 209 feet to the place of beginning.

(Sgd) Maurice O'Brien (seal)

Acknd. September 10, 1887

Before James B. Capp, N. P.

Recorded September 12, 1887

Book 97 Deeds, page 159.

D. E. Hanks

F. W. Tennant and

H. C. Ahlers

— To —

J. C. Jackson

DEED

Dated September 10, 1887

Cons: $10.00.

Do grant, bargain and sell, convey and confirm unto the second party and to his heirs and assigns forever, all those lots of land situate in the City of San Jose, County of Santa Clara, State of California and described as follows:

Lots number 3, 4, 5, 6, 7 and 8 of M. O'Brien's Subdivision of Block No. 65 of Reeds Addition in said City of San Jose and bounded as follows:

Beginning at a point on the Westerly line of Second Street distant 110 65/100 feet Southerly from the point of intersection of said Westerly line of Second Street with the Southerly line of Martha Street and running thence Southerly and along said Westerly line of Second Street 300 feet to the South East corner of said Lot 8 thence Westerly and along the Southerly line of said Lot No. 8, 153 80/100 feet to the Easterly line of First Street; thence Northerly and along said Easterly line of First Street 302 7/10 feet to a stake distant 110 55/100 feet Southerly from the intersection of said line of First Street with the Southerly line of Martha Street and thence Easterly and along the Southerly line of Lot 2 in said Subdivision 194.10 feet to the place of beginning.

Acknd. September 10, 1887

Before James B. Capp, N. P.

Recorded September 12, 1887

SAN JOSE ABSTRACT COMPANY
SAN JOSE, CAL.

(over)

Book 99 Deeds, page 80

J. C. Jackson

-- To -

J. A. Clayton

D E E D

Dated September 10, 1887

Cons: $3027.00

Do grant, bargain, sell, convey and confirm unto the second party and to his heirs and assigns forever, all the undivided 1/3 of all those lots of land situate in the City of San Jose, County of Santa Clara, State of California and described as follows:-

(same as in Liber 99 ofDeeds, page 80 Hanks et al to Jackson)

(Sgd) J. C. Jackson (seal)

Acknd. September 10, 1887

By J. C. Jackson

Before James B. Capp, N. P.

Recorded October 6, 1887

Liber 100 of Deeds, page 186.

J. C. Jackson

To

James A. Clayton

DEED

Dated December 17, 1888

Cons: $10.00.

Doth grant, bargain and sell, convey and confirm unto second party and to his heirs and assigns forever, all the undivided 2/3 interest of all those certain pieces or parcels of land lying and being in the City of San Jose, County of Santa Clara, State of California bounded and described as follows, to wit:-

Beginning at the point in the Westerly line of Second Street distant Southerly 210 65/100 feet from the Southerly line of Martha Street and running thence Southerly along the Westerly line of Second Street 100 feet; thence at right angles Westerly 167 24/100 feet to the Easterly line of First Street; thence Northerly along the said line of First Street 100 90/100 feet thence Easterly and parallel to Southerly line of Martha Street 180 68/100 feet to the point of beginning and being Lots 5 and 6 of M. O'Brien's Subdivision of Block 65 of Reeds Addition in said City being all the interest of said first party of, in and to above described land.

Acknd. December 20, 1888

Before James B. Capp, N. P.

Recorded December 22, 1888

Book 111 Deeds, page 43.

James A. Clayton

— To —

J. C. Jackson

DEED

Dated December 17, 1888

Cons: $10.00.

Doth grant, bargain and sell, convey and confirm unto second party and to his heirs and assigns forever, all the undivided 1/3 interest in all those certain pieces or parcels of land lying and being in the City of San Jose, County of Santa Clara, State of California bounded and described as follows, to wit:-

Beginning at a point on the Westerly line of Second Street distant 110 65/100 feet Southerly from the Southerly line of Martha Street and running thence Southerly along the Westerly line of Second Street 100 feet; thence Westerly at right angles and parallel to the Southerly line of Martha Street 180 68/100 feet to the Easterly line of First Street; thence Northerly along the Easterly line of First Street 100 90/100 feet to land of Halsey thence Easterly and parallel to Southerly line of Martha Street 194 12/100 feet to the point of beginning and being Lots 3 and 4 of M. O'Brien's subdivision of Block 65 of Reeds Addition in said City.

Also; Beginning at a point on the Westerly line of Second Street distant 310 65/100 feet Southerly from the Southerly line of Martha Street and running thence Southerly along said Westerly line of Second Street 100 feet to Northerly line of land formerly owned by Leddy; thence Westerly 153 90/100 feet at right angles being parallel to Southerly line of Martha Street to the Easterly line of First Street; thence Northerly along the Easterly line of First Street

100 90/100 feet; thence Easterly and parallel to Southerly line of Martha Street 167 24/100 feet to Westerly line of Second Street the point of beginning and being Lots 7 and 8 of M. O'Brien's Subdivision of Block 65 of Reeds Addition in said City.

And being all the interest of said first party in the above described lands.

Acknd. December 20, 1888

Before James B. Capp, N. P.

Recorded December 22, 1888

Liber 111 Deeds, page 49.

James A. Clayton and

Anna L. Clayton, his wife

To

W. S. Clayton

DEED

Dated April 9, 1896

Cons: $.

Grant, bargain, sell, convey and confirm unto the said party of the second part and to his heirs and assigns forever, all those certain parcels of land in the County of Santa Clara, State of California bounded and described as follows, to wit:-

All of the land in the City of San Jose deeded by J. C. Jackson to the party of the first part hereto by deed dated December 17, 1888 and recorded in Book 111 of Deeds at page 43 Records of Santa Clara County, California.

(and other property)

Witness: Janet Jacks Balch.

Acknd. April 13, 1896

(By James A. Clayton and Anna L. Clayton, his wife)

Execution Proven April 13, 1896

(as to James C. Clayton by oath of Janet Jacks Balch, subscribing witness)

Before G. G. Johnson, N. P.

Los Angeles County.

Recorded (at 3:46 P. M.) April 14, 1896

Book 188 Deeds, page 620.

James A. Clayton and

Anna L. Clayton his wife

To

Anna L. Clayton

Ethel Clayton

Edward W. Clayton and

Willis S. Clayton

DEED

Dated April 11, 1896

Cons: Love and Affection.

Give, grant, bargain, sell, convey and confirm unto the said parties of the second part and to their heirs and assigns forever, all the pieces, parcels and lots of land wherever owned by us and wherever standing of record in the name of said parties of the first part lying, situate and being in the Counties of Santa Clara, Monterey, Los Angeles and Contra Costa, State of California or wherever situate anywhere in the State of California. Excepting herefrom any property which may belong to and be of record in the name of Anna L. Clayton.

Witness: Janet Jacks Balch.

Acknd. April 13, 1896

(By James A. Clayton and Anna L. Clayton, his wife)

Execution Proven April 13, 1896

(as to James A. Clayton by oath of Janet Jacks Balch subscribing witness)

Before G. G. Johnson, N. P. Los Angeles County.

Recorded (at 3:47 P. M.) April 14, 1896

Book 188 Deeds, page 625.

Anna L. Clayton,

Ethel Clayton and

Edward W. Clayton

- TO -

Willis S. Clayton

D E E D.

Dated November 4, 1898.

Cons: $1.

Stamp 50¢ cancelled.

Remise, release and forever quit claim unto the said party of the second part and to his heirs and assigns all those certain lots, pieces or parcels of land in the City of San Jose, and in the County of Santa Clara, State of California, mentioned and described in a certain deed made by James A. Clayton and Anna L. Clayton, his wife to W. S. Clayton dated April 9, 1896, and recorded in Book 188 of Deeds, at page 620 Records of Santa Clara County, California reference to which is hereby made.

Acknd. November 4, 1898.

Before Wesley Pieper, N.P.

Recorded November 5, 1898.

Book 214 Deeds, Page 316.

W.S.Clayton and

Anna B.Clayton, his wife,

— TO —

James A.Clayton & Co. a corpn.

D E E D.

Dated November 15,1905.

Cons: $10.

Grant, bargain, sell, convey and confirm unto the said party of the second part and to its successors and assigns forever, all those certain parcels of land in the City of San Jose, County of Santa Clara, State of California bounded and described as follows, to wit:-

Beginning at a point in the Westerly line of Second Street distant Southerly 210.65 feet from the Southerly line of Martha Street; and running thence Southerly along the Westerly line of Second Street 100 feet; thence at right angles Westerly 167.24 feet to the Easterly line of First Street; thence Northerly along said line of First Street 100.90 feet; thence Easterly and parallel to Southerly line of Martha Street 180.60 feet to the point of beginning and being lots 5 and 6 of M.O'Brien's Subdivision of Block 65 of Reed's Addition in said City.

Acknd. February 3,1906.

Before Wesley Pieper, N.P.

Recorded March 8,1906.

Book 304 Deeds,Page 351.

ARTICLES OF INCORPORATION

OF

JAMES A. CLAYTON & CO.

Dated May 20, 1903.

Know all men by these presents: That we, whose names are hereunto subscribed, all of whom are citizens and residents of the State of California have this day voluntarily associated ourselves together for the purpose of forming a Corporation under the laws of the State of California. And we hereby certify the following, namely:-

First: That the name of said Corporation shall be

"JAMES A. CLAYTON & CO."

Second: That the purposes for which said Corporation is formed are to contract for, purchase or otherwise acquire, own, hold, improve, sell, lease, mortgage, hypothecate, pledge, encumber, use, operate, deal in and dispose of real property of every description and to erect buildings and make improvements thereon.

Also: To buy, sell, own, hold, hypothecate, pledge and otherwise deal in personal property of all kinds and of every character.

Also: To purchase, own, hold, sell, hypothecate and deal in all shares of stock, bonds and obligations of public and private Corporations.

Also; to engage in and carry on construction, manufacturing, mechanical, mercantile and commercial business in all their branches, to receive money and estates in trust and to act as Trustee, Guardian, Executor and administrator and to act as agent for persons, associations and corporations on commission, salary fee or otherwise.

Also for the construction, leasing and operation of all kinds of public and private improvements and for the con-

SAN JOSE ABSTRACT COMPANY
SAN JOSE, CAL.

struction, leasing and operating of public and private buildings.

Also: To carry on and transact any and all kinds of business in which natural persons may lawfully engage and to sign, seal, execute, acknowledge and deliver such deeds, leases, agreements, assignments of leases, covenants, indentures, mortgages, notes, deeds of trust, releases of mortgage, satisfactions and such otherinstruments in writing as may be necessary for the purposes of this Corporation to be executed.

Also, to act as agent for life insurance concerns and corporations and also to act as agents for surety and security companies and corporations.

Also: To subscribe for, own, hold, sell and deal in the capital stock of this and all other corporations and to take title to such corporation stock in its own name or in the name or names of other parties.

Also to buy and sell bills, notes and accounts; to incur indebtedness make loans and to execute notes, mortgages, pledges and deeds of trust.

Also to accumulate and loan the funds of its members and stockholders and to invest thesame; to receive money and to loan, invest and collect the same with interest; to purchase, own, hold, sell and convey real estate and personal property, bonds, securities and choses in action of all kinds and to do a general mercantile business in all legitimate branches to the fullest extent authorized by the Constitution and laws of the State of California.

Third: That the place where the principal business of said Corporation is to be transacted is the city of San Jose, County of Santa Clara, State of California.

Fourth: That the term for which said Corporation is to

exist is fifty years from and after the date of its incorporation.

Fifth: That the number of Directors or Trustees of said Corporation shall be five and that the names and residences of the Directors or Trustees who are appointed for the first year and to serve until the election and qualification of their successors are as follows, to wit:-

NAMES	RESIDENCES.
Edward W. Clayton	San Jose, California.
Willis S. Clayton	San Jose, California.
John J. Clayton	San Jose, California.
Wesley Pieper	San Jose, California.
Ethel Clayton	San Jose, California.

Sixth: That the amount of capital stock of said corporation is One hundred thousand dollars and the number of shares into which it is divided is one thousand shares of the par value of One hundred dollars each.

Seventh: That theamount of said capital stock which has been actually subscribed is five hundred and ten shares and the following are the names of the persons by whom the same have been subscribed, to wit:-

NAMES OF SUBSCRIBERS	NUMBER OF SHARES	AMOUNT
Edward W. Clayton	252	$25200.00.
Willis S. Clayton	252	$25200.00.
John J. Clayton	2	200.00.
Wesley Pieper	2	200.00.
Ethel Clayton	512	$51200.00.
	510	$51000.00.

In Witness Whereof, we have hereunto set our hands and seals this the 20th day of April in the year One thousand nine hundred andthree.

(sgd) Edward W. Clayton (seal)

Willis S. Clayton (seal)

SAN JOSE ABSTRACT COMPANY
SAN JOSE, CAL.

John J. Clayton (seal)

Wesley Pieper (seal)

Ethel Clayton (seal)

Acknd. April 20, 1903

Before Geo. F. Carroll, N. P.

Filed in the office of the County Clerk of the County of Santa Clara, State of California, May 4, 1903.

James A. Clayton & Co.

(An Incorporation)

RESOLUTION AUTHORIZING EXECUTION OF CONVEYANCES.

Dated February 25, 1904

Recites: That the business of James A. Clayton & Co., (a corporation) is the buying, selling, transferring and conveying of real estate andwhereas said Corporation is now the owner and has legal title to various lots, tracts or parcels of land in the County of Santa Clara in the State of California and may acquire other real property in said County and other places in said State of California, and

Whereas said corporation shall from time to time, continue to bargain, sell and convey parts and portions of its real estate.

Now Therefore be in resolved, that Edward W. Clayton President of this Corporation or his successor in office as such President and Willis S. Clayton, Secretary of this Corporation or his successor in office such Secretary be and are hereby fully authorized and empowered to make, execute, and acknowledge in the name of this corporation and attach the corporate seal thereto and deliver all necessary deeds of conveyances with or without full covenants of warranty and all such other and further contracts and papers as may be required to be made and executed by this Corporation in the sale and conveyance of its lands hereby ratifying and confirming all that the said President and Secretary shall do in the premises.

In the absence of the President, the Vice President of this Corporation is hereby authorized to make, execute and deliver all such conveyances and papers as the President is authorized by this Resolution to make, execute and deliver.

RESOLVED: That the authority hereby given shall continue in force until the same shall be rescinded by the Board of Directors and the resolution rescinding the same be placed of record in the County Recorder's office of the various Counties in which any lands belonging to this Corporation may be situated.

RESOLVED, that the secretary of this corporation be and is hereby authorized to make true copies of the resolutions and when duly certified and acknowledged by the President and Secretary of this Company that the same be recorded in the County Recorder's office of the various Counties in which any property of this corporation may be situated.

W. S. Clayton, Secretary of the James A. Clayton & Co. (an incorporation) certifies the foregoing to be a full, true and correct copy of the original resolutions and order of the Board of Directors of said James A. Clayton & Co. duly passed at a regular meeting of said Board February 25, 1904.

Acknd. February 25, 1904

Before Wesley Pieper, N. P.

Recorded December 3, 1904

Liber 15 Miscellaneous Records, page 585.

TAXES.

STATE COUNTY & CITY.

Fiscal Years.

1860-1861)
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_ TO _ : PAID.
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1905-1906)

1906-1907 Now a Lien.

NO JUDGMENT LIENS.

The foregoing ABSTRACT consisting of pages 1 to 37 inclusive, made at SAN JOSE, CALIFORNIA, JULY TWENTIETH, 1906 at Nine o'clock A.M.

SAN JOSE ABSTRACT COMPANY.

By J. C. Edwards

Manager.